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DEVELOP LOUISVILLE  
LOUISVILLE, KENTUCKY

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**Case Number:** 18INTERP1000

**Background**

Planning and Design Services received a Director's interpretation request by email dated May 30, 2018, regarding Section 10.2.12 of the Land Development Code (LDC) and how it should be applied. This section of code reads as follows:

**10.2.12 Vehicular Use Area Interior Landscape Areas**

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Landscape areas shall be provided within all Vehicular Use Areas to break up large impervious areas and allow for a greater distribution of tree canopy coverage and to provide the opportunity: to capture parking lot stormwater runoff, thus increasing water quality; and retaining greater amounts of storm water on site through infiltration. Dimensional requirements have been established to insure that interior landscape areas serve the intended goals and provide enough ground area to support required plant material. Interior landscape areas shall not be required for enclosed VUAs that are secured from access by a fence, wall or similar barrier at least 3.5 feet in height and used for storage, loading docks or their associated maneuvering areas, or for loading, unloading, and storage areas in an industrial zone PD (industrial uses), C-M, M-1, M-2, M-3, PEC & EZ-1 or in loading dock & truck maneuvering areas in Commercial and Office zones.

**Interpretation**

Section 10.2.12 of the LDC relates to two important aspects of the interior landscaping section of the LDC. The 3.5 feet in height barrier refers to enclosed vehicle use area (VUA) which is used in the calculation of the interior landscape area (ILA) requirement as provided for within Section 10.2.12. If the 3.5 feet barrier is provided to enclose the VUA area, then this VUA would not be used in the ILA calculation. The remainder of the sentence focuses on instances by zoning classification in which interior landscaping would not be required to be placed; however, these VUAs would still count toward the ILA calculation. As part of this interpretation I am recommending that staff work toward an amendment to this section of the LDC to clarify the wording of this provision.

This interpretation may be appealed in accordance with LDC Section 11.7.3 in accordance with KRS 100.257 and 100.261.

Sincerely,

Yu "Emily" Liu, AICP  
Planning Director  
Louisville Metro Planning & Design Services

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